

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED TWENTY THREE THOUSAND & NO/100----
(\$223,000.00) DOLLARS to the undersigned grantor, Blair Homes, Inc. a corporation,
(herein referred to as the GRANTOR), in hand paid by the GRANTEES herein, the
receipt of which is hereby acknowledged, the said GRANTOR does by these presents,
grant, bargain, sell and convey unto George G. Adams and wife, Joanne F. Adams
(herein referred to as GRANTEES) for and during their joint lives and upon the
death of either of them, then to the survivor of them in fee simple, together with
every contingent remainder and right of reversion, the following described real
estate, situated in Shelby County, Alabama:

Lot 725, according to the Survey of Eagle Point, 7th Sector, as recorded in
Map Book 20 page 18 in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and
rights of way, if any, of record.

\$178,400.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 2016 Eagle Creek Circle Birmingham, Alabama 35242

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon
the death of either of them, then to the survivor of them in fee simple, and to
the heirs and assigns of such survivor forever, together with every contingent
remainder and right of reversion.

And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of
said premises; that they are free from all encumbrances, that it has a good right
to sell and convey the same as aforesaid; and that it will, and its successors and
assigns shall, warrant and defend the same to the said GRANTEES, their heirs,
executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, J. M. Blair, who is
authorized to execute this conveyance, hereto set its signature and seal, this the
22nd day of July, 1996.

Blair Homes, Inc.

By: 

J. M. Blair, President

Inst # 1996-23870

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY

07/24/1996-23870
12:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 53.50

I, the undersigned, a Notary Public in and for said County, in said state, hereby
certify that J. M. Blair whose name as the President of Blair Homes, Inc., a
corporation, is signed to the foregoing conveyance, and who is known to me,
acknowledged before me on this day that, being informed of the contents of the
conveyance, he, as such officer and with full authority, executed the same
voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 22nd day of July, 1996

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES

3/5/99


Notary Public